



Order Filed on March 20, 2017  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-2(c)**

Gorski & Knowlton PC

By: Allen I. Gorski, Esquire  
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agorski@gorskiknowlton.com  
Attorneys for Debtor(s)

In Re:

Laura Banks

Debtor(s)

Chapter 13

Case No.: 16-28989-CMG

Judge: Christine M. Gravelle

**CONSENT ORDER RESOLVING CLAIMS OF BRANDON FARMS &  
OBJECTIONS TO CONFIRMATION**  
**Confirmation Hearing: February 15, 2017**

The relief set forth on the following page(s) Two (2) through three (3) is hereby  
**ORDERED.**

DATED: March 20, 2017

A handwritten signature in black ink, appearing to read "Christine M. Gravelle".

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Honorable Christine M. Gravelle  
United States Bankruptcy Judge

Debtor: Laura E. Banks  
Case No.: 16-28989-CMG  
Caption: CONSENT ORDER RESOLVING CLAIMS OF BRANDON FARMS &  
OBJECTIONS TO CONFIRMATION

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THIS MATTER having come before the Court, Allen I. Gorski, Esquire, Gorski & Knowlton appearing with the Debtor, Laura Banks, and Joseph Lemkin, Esquire, Stark & Stark appearing on behalf of Brandon Farms Condominium Association and Brandon Farms Property Owners Association, Inc., and Albert Russo, Standing Chapter 13 Trustee appearing, and the Court having reviewed claim #3 filed by Brandon Farms Condominium Association, Inc and claim #4 filed by Brandon Farms Property Owners Association, Inc., and having reviewed the objections to the modified plan filed by Brandon Farms Condominium Association and Brandon Farms Property Owners Association, Inc., and parties having agreed to the form and entry of this Order, and for good cause shown;

IT IS hereby ORDERED:

1. The objections filed by Brandon Farms Condominium Association and Brandon Farms Property Owners Association, Inc. are hereby withdrawn.
2. The Debtor shall remain current on all post-petition payments due to the Brandon Farms Condominium Association and Brandon Farms Property Owners Association, Inc. outside the Plan.
3. Brandon Farms Condominium Association claim #3 in the amount of \$32,796.81 of arrears shall be paid a secured claim of \$25,405.14 through the Standing Chapter 13 Trustee and the Debtor's Plan. The balance of the claim of \$7,391.67 shall be treated as unsecured.
4. The Brandon Farms Property Owners Association, Inc. claim #4 in the amount of \$10,539.04 shall be treated as a secured claim and paid by the Chapter 13 Trustee through the Chapter 13 Plan.

5. Provided that the Debtor successfully completes the Chapter 13 Plan and obtains a Discharge, the Brandon Farms Property Owners Association, Inc. shall provide the Debtor with a Warrant to Satisfy the Judgment, DJ-02597-11 as set forth in part 7 of the Debtor's Amended Plan dated November 26, 2016. Upon Debtor's successful completion of the Plan and obtaining a discharge the Brandon Farms Property Owners Association, Inc. and Brandon Farms Condominium Association shall file a release of all the liens attached to Proof of Claim #3, Brandon Farms Condominium Association and Proof of Claim #4 filed by Brandon Farms Property Owners Association, Inc.

I hereby consent to the form and entry of this Order.

/s/ Joseph H. Lemkin

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Joseph H. Lemkin, Esquire  
Stark & Stark  
993 Lenox Drive, Bldg. 2  
PO Box 5315  
Princeton, NJ 08543-5315  
Attorneys for Creditors

/s/ Allen I. Gorski

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Allen I. Gorski, Esquire  
Gorski & Knowlton, PC  
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Hamilton, NJ 08610  
Attorneys for Debtor

In re:  
Laura E. Banks  
Debtor

Case No. 16-28989-CMG  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Mar 20, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 22, 2017.

db +Laura E. Banks, 197 Shrewsbury Court, Pennington, NJ 08534-5418

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 22, 2017

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 20, 2017 at the address(es) listed below:

Albert Russo	on behalf of Trustee	Albert Russo	docs@russotrustee.com
Albert Russo		docs@russotrustee.com	
Allen I Gorski	on behalf of Debtor	Laura E. Banks	agorski@gorskiknowlton.com
Denise E. Carlon	on behalf of Creditor	BANK OF AMERICA, N.A	dcarlon@kmllawgroup.com,
	bkgroup@kmllawgroup.com		
Denise E. Carlon	on behalf of Creditor	EVERBANK	dcarlon@kmllawgroup.com,
	bkgroup@kmllawgroup.com		
Joseph H. Lemkin	on behalf of Creditor	Brandon Farms Property Owners Association, Inc.	jlemkin@stark-stark.com
Joseph H. Lemkin	on behalf of Creditor	Brandon Farms Condominium Association Inc	jlemkin@stark-stark.com

TOTAL: 7